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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
1st Floor, No 1 A, Gandhi Irwin Bridge Road,
CMDA Building - Egmore
Chennai 600008

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 09767 13 OCT 2023 TNRERA CHENNAI-8

Sir,
We **M/s. Tagros Chemicals India Pvt Ltd**
hereby apply for the grant of registration of project **CREST** to be set up at

AT PLOT NO.73, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI 600096 IN T.S 5/5 OF SEEVARAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

1. The requisite particulars are as under-

(i) Status of the applicant, whether individual / company / proprietorship firm /societies / partnership firm / competent authority; - **COMPANY**

(ii) **COMPANY**
- (a) Name - **Tagros Chemicals India Pvt Ltd**
- (b) Address - **"TAGROS HOUSE", 4TH FLOOR, NO.4 (OLD 10), CLUB HOUSE ROAD, ANNA SALAI, CHENNAI - 600002.**
- (c) Copy of registration certificate – **Attached Ahead (Certificate of Incorporation)**
- (d) Main objects – **Attached Ahead (MOA & AOA Agreement)**
- (e) Name, photograph and address of chairman of the governing body /partners / directors etc - **Attached Ahead**

(iii) PAN No – **AAACT2952K**

For TAGROS CHEMICALS INDIA PVT. LTD.

TAGROS CHEMICALS INDIA PVT. LTD. CHENNAI 600 002

Authorised Signatory

(iv) Name and address of the bank or banker with which account in terms ofsection 4 (2)(l)(D) of the Act will be maintained –

Not Applicable

(v) Details of project land held by the applicant.

AT PLOT NO.73, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI 600096 IN T.S 5/5 OF SEEVARAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

demarcated by its boundaries

Latitude 12°57'15.68"N and Longitude 80°14'42.95"E

North by	**– Road No 13**
South by	**– Private Land**
East by	**– Plot No 102 and Private Land**
West by	**– Plot No 72 and Private Land**

Land ad measuring 6650 sq. mts

(vi) Details of Approval obtained from Various Competent Authorities forcommencing the Project –

Attached Ahead – (Planning Permit Letter, Planning Permit, Building Permit, Fire NOC, AAI NOC, IAF NOC, Traffic NOC, EIA, Sanctioned Plan)

(vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

Not Applicable

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority / Self Development;

Greater Chennai Corporation

TAGROS CHEMICALS INDIA PVT. LTD. CHENNAI 600 002

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory

(ix) Registration fee by way of a demand draft dated **10.10.2023** drawn on **State bank of India** bearing no. **503908** for an amount of **Rs. 929389/- (Nine Lakhs Nine Thousand Three Hundred and Eighty Nine Only)** calculated as per sub-rule (3) of rule 3;

Demand Draft and Calculation Sheet Annexed

(x) Any other information the applicant may like to furnish.

NONE

2. I/we enclose the following documents, namely: -

(i) authenticated copy of the PAN card of the promoter;

Attached Ahead

(ii) audited balance sheet of the promoter for the preceding financial year;

Attached Ahead

(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such landis owned by another person;

Attached Ahead

(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;

Attached Ahead

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

A. Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

Attached Ahead

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory

TAGROS CHEMICALS INDIA PVT. LTD. * CHENNAI 600 002

(vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by thecompetent authority;

Attached Ahead

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

Attached Ahead

(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

Attached Ahead

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;

Attached Ahead

(xi) the number and areas of covered parking available in the project;

227 Covered Car Parkings

(xii) the number of open parking areas available in the project;

52 Open Car Parkings

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory

TAGROS CHEMICALS INDIA PVT. LTD. * CHENNAI 600 002

(xiii) Details of Undivided Shares pertaining to the project;

Not Applicable

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

Not Applicable

(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

Architect Name: Elanchezhiyan P
Company Name: RSP Design Consultants (India) Pvt Ltd
Address: 14/S2 Thirumurthy Nagar, Madanandapuram, Chennai – 600125
Phone No: 9841096099
License No: RA/Gr I /19/06/276

Contractor Name: Alwarpet Properties Pvt Ltd
Address: Plot 1, SIDCO Industrial Estate, Guindy, Chennai - 600032
Phone No: 8825951102
GST No: 33AAMCA6104A1ZC

Stuctural Engineer: Mr Purusothaman
Company Name: BURO Engineers (I) Private Limited
Address: New No. 31, Old No. 14, Besant Avenue Road, Adyar,
Chennai - 600 020.
Phone No: 9444577374
License No: SE/GR-I/19/03/036

Geo Technical Engineer: Dr Ramprasath
Company Name: Prasad Armstrong Yen Gec (p) Ltd
Address: 821 (old no.439/4), Poonamallee High Road, Arumbakkam,
Chennai 600 106
Phone No: 9384752246
License No: GTE/19/02/002

Site Engineer: Mr S.S.Sudharsan
Address: No.7 Sengeniamman Kovil street, Maduvankarai, Chennai- 32
Phone No: 8825951102
License No: CE/2020/12/864

TAGROS CHEMICALS INDIA PVT. LTD. CHENNAI 600 002

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory

(xvi) a declaration in FORM 'B'.
Attached Ahead

3. I/We solemnly affirm and declare that the particulars given in herein arecorrect to my /our knowledge and belief.

For TAGROS CHEMICALS INDIA PVT. LTD.

Authorised Signatory

Dated :
Place : Chennai

Yours faithfully,
Signature and seal of the applicant

Tagros Chemicals India Pvt Ltd

TAGROS CHEMICALS INDIA PVT. LTD. CHENNAI 600 002

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.